

**MINUTES
REAL ESTATE APPRAISER LICENSURE
AND CERTIFICATION BOARD
INDIANA GOVERNEMENT CENTER SOUTH
FRIDAY, JUNE 17, 2022**

I. CALL TO ORDER & ESTABLISH QUORUM

Wayne Johnson called the meeting to order at 9:02 a.m. and declared a quorum, in accordance with Ind. Code § 25-34.1-8-4.

Members Present:

Mark Ratterman
Dennis “Matthew” Kruse II
Wayne Johnson, Chairman
Ron Kohart, Vice Chairman

Members Absent:

State Officials Present:

Amy Hall, Board Director
Chris Shea-Russell, Assistant Board Director
James Harry, Board Counsel

Court Reporter:

Margie Addington – Court Reporter
Heather Orbaugh
Lindy Meyer

II. ADOPTION OF THE AGENDA

Motion was made by Mark Ratterman and seconded by Matthew Kruse to approve the agenda.

Mark Ratterman and Matthew Kruse to adopt the agenda as it has been presented.

Ratterman/Kruse

Motion Passes 4/0

The following members voted	Aye	Nay
Mark Ratterman		✓
Dennis “Matthew” Kruse		✓
Wayne Johnson		✓
Ron Kohart		✓

III. ADOPTION OF THE MINUTES FROM THE FEBRUARY 10, 2022 MEETING OF THE BOARD

Motion was made by Ron Kohart and seconded by Matt Kruse to approve the minutes of the February 10, 2022, meeting.

Kohart/Kruse

Motion Passes 4/0

The following members voted	Aye	Nay
Mark Ratterman	✓	
Dennis "Matthew" Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

IV. REPORT FROM THE OFFICE OF THE ATTORNEY GENERAL

Chase Haller appeared and discussed the board report from the Office of the Attorney General. There are 4 open litigation files pending. The average open case is open for 14.7 months for the litigation files. Mark Ratterman discussed with Chase how the members of the board take on geographic locations to when acting as a liaison. Then there was discussion of quorum and the open position on the board.

V. PERSONAL APPEARANCES

A. Rebecca Decker – Application Review

Rebecca Decker appeared before the board to discuss her application and her logs. The board asked her in to come in about her logs. She submitted logs prior to having her training license. Her log contains 20 months, not 24 months. She writes all the reports for the residential properties and some of all the commercial. There were some inconsistencies with her logs and reports. She did state there was a lot of cutting and pasting on the logs. She did complete the logs after the fact. The reports reflect what happened versus the logs. The first reports she sent in were all redacted, making them hard to read and follow. There were multiple deficiencies in the work that she submitted. Multiple issues with the work submitted. The ending output work product is not sufficient.

Motion was made by Mark Ratterman and seconded by Matt Kruse to approve the application on indefinite probation for a minimum of six months, reporting regularly to the board, logs and samples monthly.

Ratterman/Kruse

Motion Passes 3/0

The following members voted	Aye	Nay
Mark Ratterman	✓	
Dennis "Matthew" Kruse	✓	
Wayne Johnson	abstained	
Ron Kohart	✓	

VI. ADMINISTRATIVE HEARING

A. Michael Asher – Cause No: 2010REAB0030

Petition to be removed from Probation - DID NOT APPEAR

CONTINUED

Reviewed the updated settlement agreement that was submitted due to a remand of the original Final Order, due to Judicial Review.

Motion was made by Matthew Kruse and seconded by Ron Kohart to approve the modified settlement.

Kruse/Kohart

Motion Passes 4/0

The following members voted	Aye	Nay
Mark Ratterman	✓	
Dennis "Matthew" Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

B. Brenda Stephens – Cause No: 2021REAB0002

Administrative Complaint

Brenda Stephens appeared before the board about the consumer complaint.

Motion was made by Matthew Kruse and seconded by Ron Kohart to approve the modified settlement.

MARK RATTERMAN RECUSES

COUNT 1 - Not in Violation

Kruse/Kohart

Motion Passes 3/0

The following members voted	Aye	Nay
Mark Ratterman	RECUSED	
Dennis "Matthew" Kruse	✓	
Wayne Johnson	✓	

Ron Kohart ✓

COUNT TWO – Not in Violation

Kruse/Kohart

Motion Passes 3/0

The following members voted	Aye	Nay
Mark Ratterman	RECUSED	
Dennis “Matthew” Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

The Board determined to not discipline Brenda Stephens.

VII. PROPOSED SETTLEMENTS AND DISMISSALS
NONE

VIII. DISCUSSION

A. Sarah Richards – Renewal – Positive Response

Board discussed the documentation submitted by Sarah Richards regarding the positive response on her renewal. She did report a positive response that is currently and open inquiry in the State of Kentucky.

Motion made by Matt Kruse and seconded by Ron Kohart to approve to renew
Kruse/Kohart
Motion Passes 4/0

The following members voted	Aye	Nay
Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

B. PAREA

Motion Passes 4/0

The following members voted	Aye	Nay
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Mark Ratterman	✓	
Dennis "Matthew" Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

C. Continuing Education Audit

The Board had to determine what percentage of licensees they wished to audit for the Continuing Education Audit. This audit is mandatory and required by the federal government. Two percent is the selected amount.

Motion Passes 4/0

Ratterman/Kruse

The following members voted	Aye	Nay
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Mark Ratterman	✓	
Dennis "Matthew" Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

D. Rules

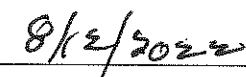
The Board wished to know the status of their rule changes. Amy let them know that they are still with the Office of Management and Budget. They are adding language to include modifications with USPAP regulations, having them incorporated into the changes so there will not be the need to constantly have rule changes whenever the USPAP changes.

IX. ADJOURNMENT

Adjourn at 5:00



Ron Kohart



Date

